QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that JOANN BROWN on this 23rd day of February, 2018, for and in consideration of the sum of zero dollars, a gift, does hereby bargain, sell, release, remise, quit claim and convey unto Demetrice M. O'Neal all right, title and interest in and to the following described real estate, to wit:

3507 Elkins Avenue
Nashville, Tennessee 37209-3910

Bill Garrett Davidson County
Batch# 62212 DEEDQC
02/26/2018 08:24:55 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180226-0017555

Legal Description: Abbreviated Description: PT LOTS 109 110 111 HORTENSE PLACE
APN: 092-13-0-341-00
SOURCE of title: BK: 4736 PG: 220
IN TESTIMONY WHEREOF I have hereunto set my hand this 23rd day of February, 2018.

JOANN BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared JOANN BROWN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 23rd day of February, 2018.

Notary Public

My commission expires: July 8th, 2019

JOSH SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-, a gift.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 23rd day of Feb., 2018.

Notary Public

My commission expires: July 8th, 2019

JOSH SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

The following information is not a part of this Deed:
Property Address: 3507 Elkins Avenue, Nashville, Tennessee 37209
Owner's Name and Address:
Joann Brown
3507 Elkins Avenue
Nashville, Tennessee 37209

Parcel Number: APN# 092-13-0-341-00
New Owner's
Mail Tax Bills to:
Demetrice M. O'Neal
1164 S. Clark Drive, #3
Los Angeles, CA 90035

Prepared by:
Demetrice M. O'Neal